









7 Rockfield Terrace, Neath, SA11 2DS

Offers In The Region Of £75,000

This two-bedroom terraced property offers an excellent opportunity for renovation and personalisation. The accommodation includes two spacious reception rooms, a separate dining room, and a kitchen to the rear. Upstairs, there are two well-proportioned bedrooms, plus a dressing area and a family bathroom. Outside, the property benefits from tiered garden area.

Ideal for investors, first-time buyers, or anyone looking for a project, this home has fantastic potential once modernised.



Main Dwelling



Enter via PVC door into:

Hallway 19'5 x 3'02 (5.92m x 0.97m)



With stairs to first floor.

Lounge 11'8 x 10'8 (3.56m x 3.25m)



With gas fire (not tested), window to front and radiator.



Sitting room 11'3 x 11'5 (3.43m x 3.48m)



With radiator and sliding door into:



Dining Room 14'3 x 9'7 (4.34m x 2.92m)



With radiator, and window to rear.



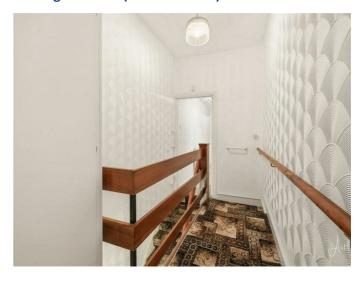
Kitchen 14'0 x 8'2 (4.27m x 2.49m)



Fitted with base and wall units in brown with stainless steel sink and drainer, cushioned flooring, window to side and door to rear.



Landing 11'6 x 5'9 (3.51m x 1.75m)



Bedroom one 10'5 x 14'2 (3.18m x 4.32m)



Double bedroom with two windows to front and radiator.





Bedroom two 11'8 x 8'4 (3.56m x 2.54m)



With window to rear and radiator.



Dressing room





Bathroom 11'5 x 7'7 (3.48m x 2.31m)



Fitted with three piece suite to include; shower cubicle, low level wc, pedestral wash hand basin, cupboard housing combination boiler and window to side.



Outside

Enclosed tiered rear garden.

Agents Notes

Mobile coverage:

EE Vodafone Three O2 Broadband

Satellite / Fibre TV Availability:

BT Sky Virgin

Agents Notes

Local Authority: Neath Port Talbot

Council Tax Band: B Annual Price: £1,898

Conservation Area: No

Flood Risk River : Very low Seas : Very low

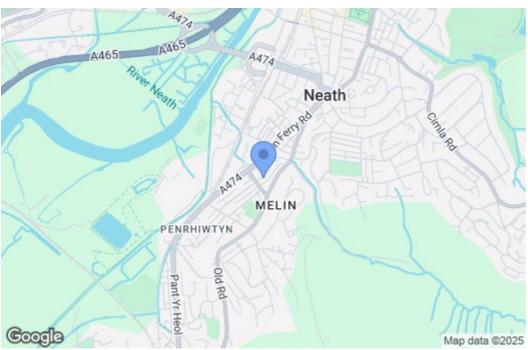


Floor Plan

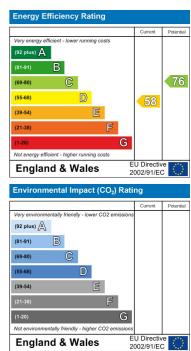


Total area: approx. 105.7 sq. metres (1137.6 sq. feet)

Area Map



Energy Efficiency Graph



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